

Lafayette Consolidated Government  
**Board of Zoning Adjustment**  
Community Development and Planning Staff Report

**EXECUTIVE SUMMARY**

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**2022-41-BOZ**

**Applicant:** Dale Fessenden, Complete Home Solutions

**Location:** 111 Yorkshire Circle

**Variance Request:** Variance of the setback regulations in a RS-1 (Residential Single-Family) Zoning District.

**LDC Art., Sec., No.:** Art. 2 Districts 89-9 Residential Single-Family (b) 6

**Summary of Request:**

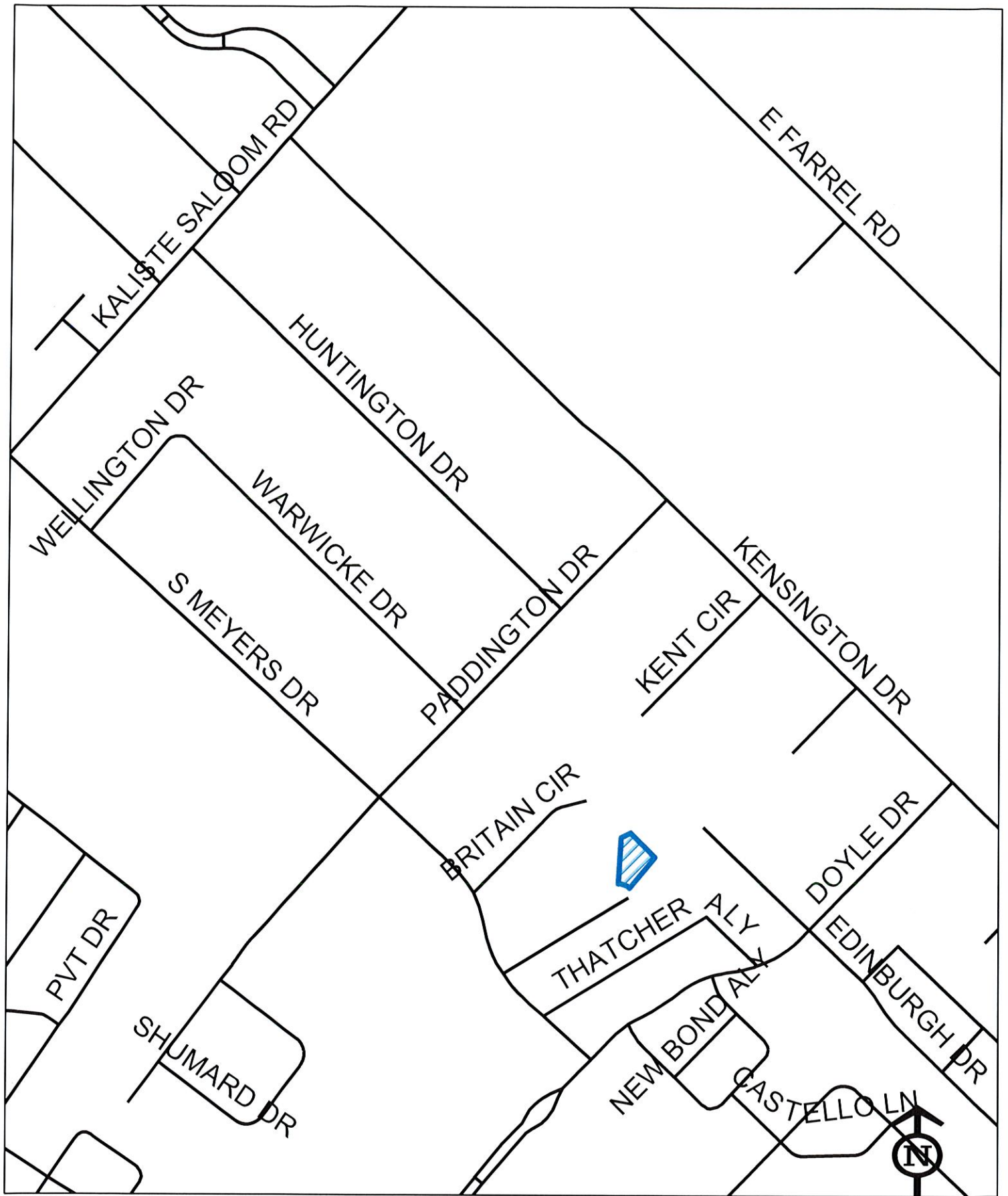
The subject property is Lot 22 of Georgetown Square Subdivision and located at the end of a cul-de-sac. There is an existing single-family residence at this location and the property owner is proposing a home addition including a covered outdoor kitchen and seating area which will extend the rear roof line approximately 60 feet along the width of the home.

Due to the unique shape of the lot and the position of the home within the lot, approximately 21 feet of the proposed addition will gradually begin to encroach into the required rear building setback.

The applicant is requesting a variance of the rear setback from 10 feet required to 4 feet-9 inches proposed to accommodate the corner of maximum encroachment.

**Summary of Public Comment:**

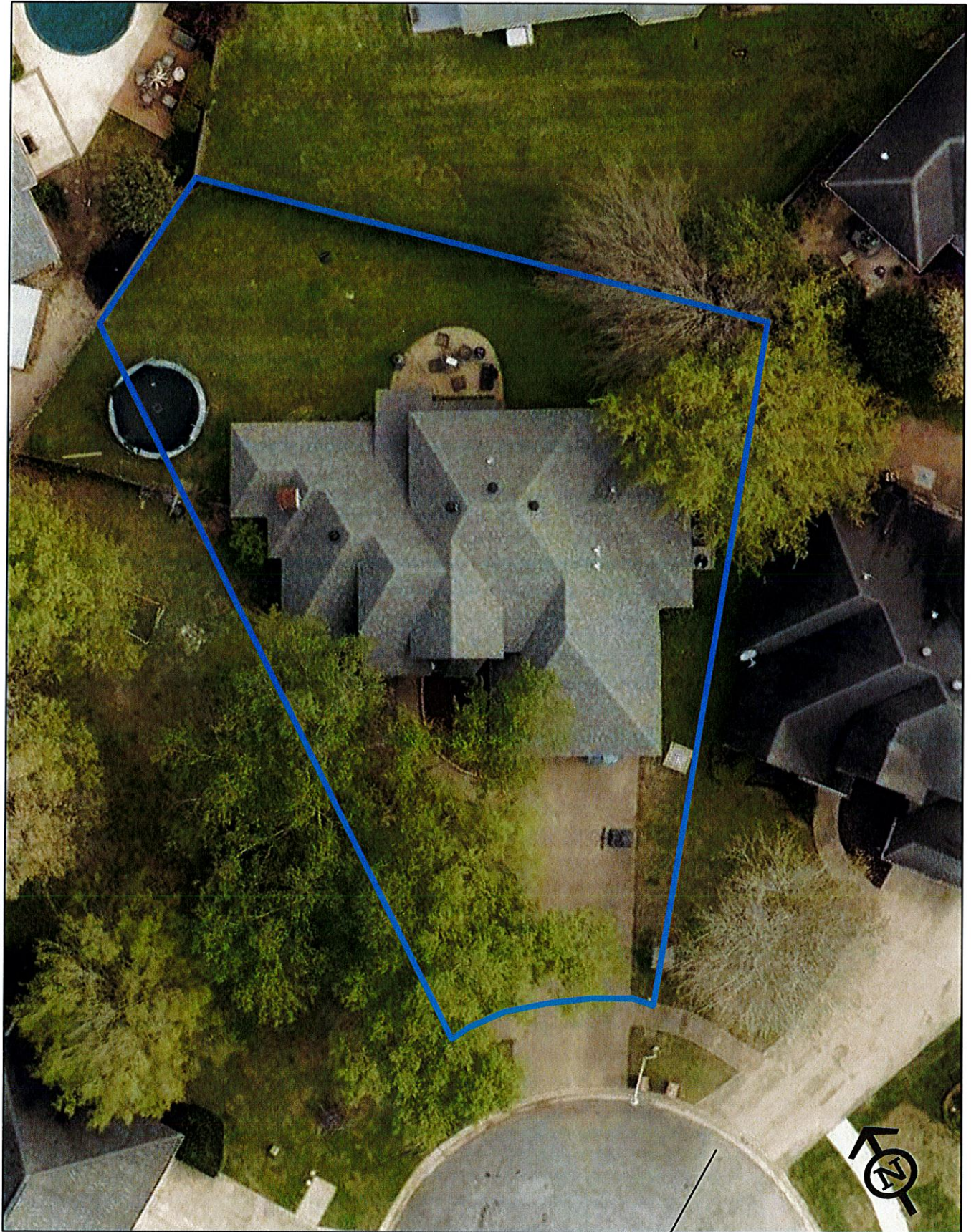
At the time of preparation of the preliminary report, staff has not received any letters/emails in support or opposition.



**111 Yorkshire Circle**

0 200 400 800 Feet





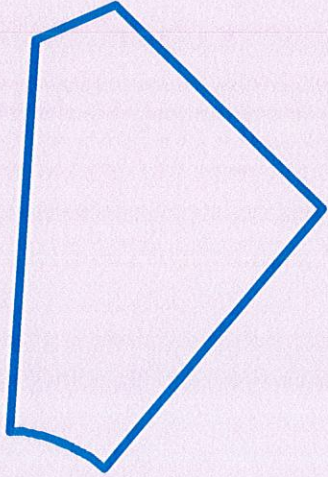
0 12.5 25 50 Feet

111 Yorkshire Circle



BRITAIN CIR

RS-1



YORKSHIRE CIR

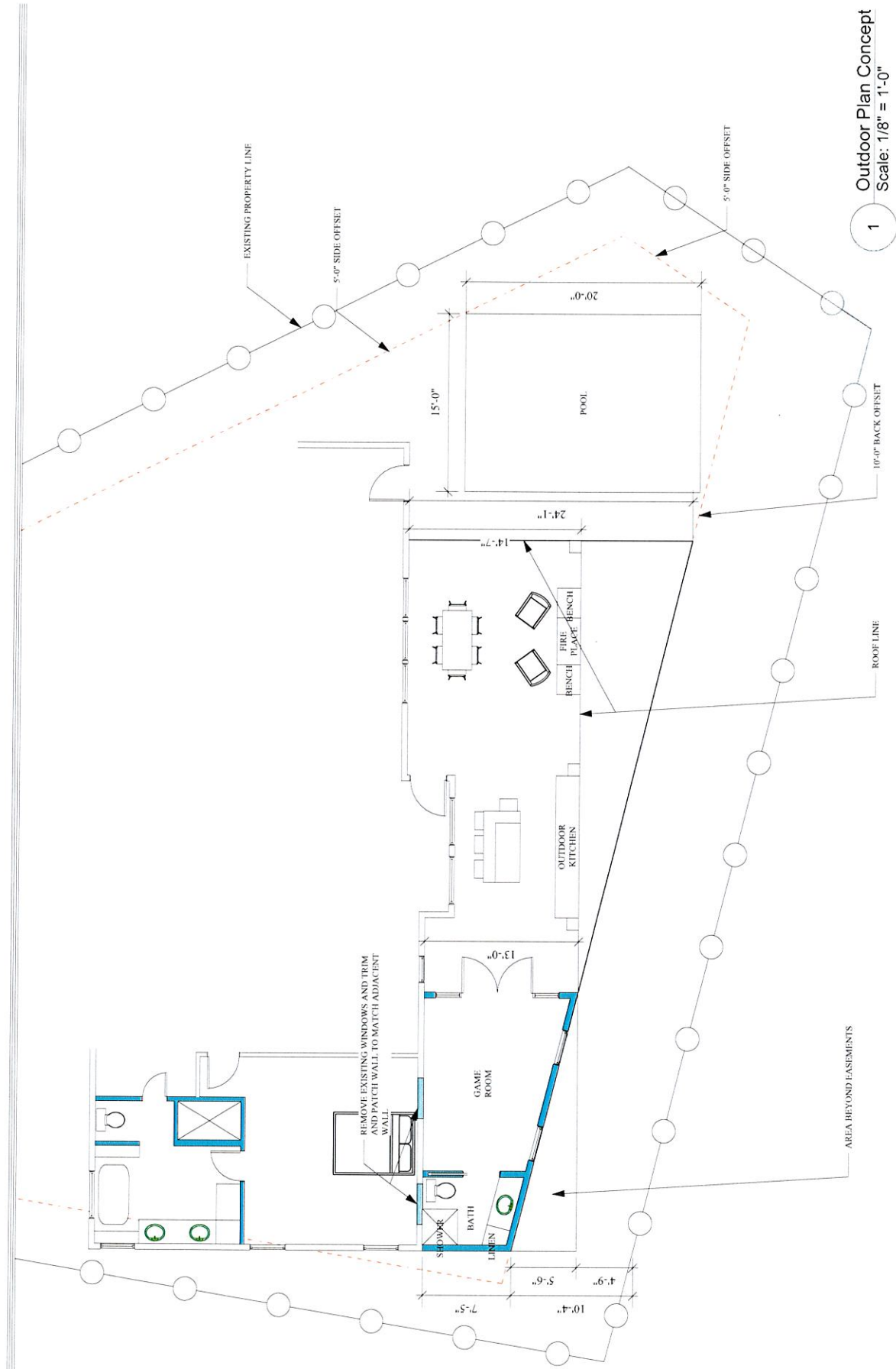
THATCHER ALY

RM-1



0 35 70 140 Feet

RS-1



BAER RESIDENCE	SCALE: AS NOTED	DATE: 10.27.21	SHEET: 4	REVISION:

**Lafayette**  
**Application for Variance/Appeal (Board of Zoning Adjustment)**  
2022-41-BOZ

Submitted by Dale Fessenden  
dale@completehomesolutionsla.com  
(713) 857-6142

Address of Proposed Work: **111 YORKSHIRE CIR**

City: **LAFAYETTE** State: **LA** Zip: **70508**

**Contact Information**

**Additional Contact's Contact Information**

Title: First Name: \_ Last Name: Suffix:

Business Name:

Mailing Address:

City: State: **LA** Zip:

Email Address:

Cell Phone: Work Phone: Home Phone:

**Agent's Contact Information**

Title: First Name: \_ Last Name: Suffix:

Business Name:

Mailing Address:

City: State: **LA** Zip:

Email Address:

Cell Phone: Work Phone: Home Phone:



### **Applicant's Contact Information**

Title: First Name: Dale Last Name: Fessenden Suffix:  
Business Name: Complete Home Solutions  
Mailing Address: 9704 Belle Place Circle  
City: Maurice State: LA Zip: 70555  
Email Address: dale@completehomesolutionsla.com  
Cell Phone: (713) 857-6142 Work Phone: Home Phone: (713) 857-6142

### **Applicant 2's Contact Information**

Title: First Name: \_ Last Name: Suffix:  
Business Name:  
Mailing Address:  
City: State: LA Zip:  
Email Address:  
Cell Phone: Work Phone: Home Phone:

### **Owner's Contact Information**

Title: First Name: Clint & Erin Last Name: Baer Suffix:  
Business Name:  
Mailing Address: 111 Yorkshire Cir  
City: Lafayette State: LA Zip: 70508  
Email Address: eebaer@gmail.com  
Cell Phone: (337) 356-2171 Work Phone: Home Phone:

# Application Questionnaire (\* denotes required question)

## Application for Variance/Appeal

### Address & Legal Description of Property: \*

111 Yorkshire Cir. Lafayette, LA. 70508

### Requested Variance/Appeal: \*

In describing the exact nature and type of variance or appeal being requested, the applicant must clearly indicate the specific requirements for which they are requesting a variance and/or the administrative decision or interpretation that is being appealed. This section should describe the particular provisions of the Lafayette Development Code (LDC) or other laws that prevent the proposed project.

Requesting to build corner of addition closer to property line. Asking to move corner section off new addition 5 ft closer to the north/east corner of property line.

### Reason and justification for Variance/Appeal: \*

This section should describe how the literal interpretation of the provisions of the LDC would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Code.

Asking to move this corner closer to property line to make addition square on the odd shaped lot.

### Application Type (Must be set by staff prior to accepting an online application.) \*

## Documents Uploaded

The following documents are attached to the Application.

### Certification and Agreement

**certification and agreement.pdf**

### Copy of mailing labels

**baer neighborhood plat.pdf**

### Site Plan

**baer neighborhood plat.pdf**

**addition plans overlay.pdf**



### CERTIFICATION AND AGREEMENT

1. The applicant/owner declares that the statements on this application are true and correct.
2. The owner's signature is certification that he/she is the owner of the subject property and consents to the submission of the application for a variance, even if a non-owner applicant submits the request.
3. By filing a petition for a variance, the applicant/owner consents to allow the appropriate City-Parish employees to enter the property described in this variance request for the purposes of inspection and to photograph the site.
4. The owner and applicant acknowledge that the actions of the Board of Zoning Adjustment have no effect on any existing private Subdivision Restrictions or Covenants. Compliance with any applicable private regulations is a civil matter and the responsibility of the property owner.

Signed this 18 day of November, 2022

Owner Erin Baer  
(Print Name)

Erin Baer  
(Signature)

Applicant Dale Fessenden Jr  
(Print Name)

[Signature]  
(Signature)